

This Note has been prepared by Domis Construction in support of an application to vary the planning permission for Viadux as approved by the LPA on 27 July 2017 (Application Reference: 115871/FO/2017) in light of minor amendments proposed by the Applicant. These are explained in full within the application documentation but principally consist of: alterations to a phasing plan, rationalisation of the building's massing, footprint, and layout, alteration to the structural strategy, reduction in number of car parking spaces, alterations to the elevations, and refinement of the energy strategy.

As the design has developed post planning and the overall structure and the restrictions encountered due to the listed arches have been designed to a very detailed level. This has driven and due to this the following changes have occurred:

- The foundation solution has been changed from a ground bearing raft to a piled solution.
- The support structure for the concrete tower has been changed and now has 12 columns in lieu of 8.

Timescales have changed and are now as follows

- Commencement of works June 2020 with durations as table below

Activity	Residential works (Weeks)	Office Works
Construction to podium	67	59
Construction from podium	133	67
Total	200	126

- The construction management plan has been submitted to discharge the relevant condition attached to the Planning Permission. This includes revised working hours: 7.30a.m – 6.00p.m

When considering the amendments, it is noted that none of the changes stated above have a negative impact on the development: the foundation change is now a solution which takes proper account of the settlement requirements so as not to impact the arches and deliver more appropriate and sensitive interventions with the arch foundation structures; the column changes have been designed in a manner which ensure the minimal amount of interventions to the arches and in any case the area of the interventions on the arches is the same as previous. The programme has been updated to reflect the revised commencement of the development and has now been detailed to a greater level than previously possible.

This Note should be read in conjunction with the Covering Letter prepared by Deloitte and its enclosures submitted as part of this application.



**Viadux – Minor Material Amendment to Planning Permission Ref. 115871/FO/2017
– 1 May 2020**